

RESOLUTION NO. XXXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE MONTECITO TOWNHOMES TENTATIVE MAP LOCATED AT 0
MONTECITO BOULEVARD – ASSESSOR’S PARCEL NUMBER 182-120-052 - FILE
NUMBERS – PRJ17-077, MAJ17-004

WHEREAS, an application has been submitted by Chris Shaughnessy, requesting approval of the Montecito Townhomes Tentative Map, prepared by Atterbury & Associates, date stamped December 7, 2017, for the subdivision of a 0.5-acre parcel to create eight residential fee simple lots, located at 0 Montecito Boulevard, more particularly described as Assessor's Parcel Number 182-120-052, and on file in the Planning and Economic Development Department; and

WHEREAS, on November 29, 2018, the Planning Commission adopted a resolution approving a Conditional Use Permit for a residential small lot subdivision for Montecito Townhomes; and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of three lots is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66473.5, in that the subject site is located in an area designated by the General Plan Land Use Diagram as Medium Density Residential, which allows residential development at a density of 8-18 units per acre. The project is proposed at a density of 16 units per acre. The project is not within a specific plan area.
- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City. City staff has reviewed the project plans and determined that there is adequate water and sewer capacity; the site will be developed in compliance with the City’s Standard Urban Stormwater Mitigation Plan (SUSMP); and the General Plan land use designation of Medium Density Residential anticipates costs associated with residential development in this area.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision. The project will feature south and west-facing units that will be able to utilize passive heating methods by absorbing the sun’s heating energy throughout the day. The project’s rooftops will also

be able to easily accommodate solar arrays to capture the sun's energy. Passive cooling features such as sunshades and recessed building areas have been provided at the second stories of the buildings where the bedrooms in each of the units are located.

- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.

The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical exemption as in-fill development.

- The project is consistent with the general plan and zoning. The Project is consistent with the General Plan land use designation of Medium Density Residential, which allows residential development at a density of 8-18 units per acre. The project also complies with the R-3-18 (Multi-family Residential) zoning district development standards, pursuant to Zoning Code Table 2-5, in that the requested entitlements include a CUP for a small lot subdivision.
- The project is within the city limits on a site no more than 5 acres. The Project occurs on a 0.5 acre site located within City limits, and is substantially surrounded by urban uses.
- The Project site has no value as habitat for endangered, rare or threatened species. According to the City's mapping of wetland areas and endangered, rare or threatened species, wetlands are not present on the site or in the project vicinity as the area surrounding the site has been already developed. Similarly, according to the City's mapping of known locations of endangered, rare, or threatened species, there is no evidence of special status plant species, and there is no evidence of the California Tiger Salamander on the project site or in the project area. The existing trees are being maintained on-site, which will not affect existing nesting opportunities for avian species or other tree-dwelling species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
 - Traffic. Based on the Institute of Transportation Engineer's Trip Generation Rate Manual, the project would add less than 50 new peak hour trips, which is considered less than significant based on the City's threshold of over 50 new peak hour trips. The project is also expected to generate a minimal number of average daily trips (ADT) to the traffic circulation system (46 A which is considered less than significant.
 - Noise. Pursuant to the General Plan, the City's Land Use Compatibility Standards the units within the project would be considered to be normally

acceptable with a Community Noise Equivalent Level (CNEL) of up to 65 dB CNEL without any special noise insulation requirements. Pursuant to Figure 12-2 of the General Plan, the multi-family units would be located within the 60-65 dBA noise contour, which is within acceptable levels established by the General Plan for the proposed residential units in the project. The City's Noise Ordinance identifies a conditionally acceptable exposure level up to 70dB. Accordingly, the proposed project would be sited in a noise environment that is consistent with the acceptable noise levels under both the General Plan and the Noise Ordinance. Therefore, new residents on-site would not be exposed to noise levels in excess of established standards and potential impacts would not be significant. Furthermore, the surrounding land uses including multi-family residential, single-family residential, medical offices, and retail, are not expected to generate exterior noise levels onsite exceeding 65 dBA at the project site. With present and reasonably foreseeable conditions, noise levels onsite would be within the normally acceptable range for the residential units.

- Air Quality. The Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines provide preliminary screening for a lead agency to consider in making a conservative determination of a project's potential impacts on air quality based on proposed land-use. Numerical screening sizes for construction and operation of land uses are established by these guidelines. When BAAQMD screening criteria are exceeded, a quantitative analysis would be warranted to determine if the project would result in significant impacts related to air quality. The screening level criteria for townhouses are 451 dwelling units for operational screening criteria, 78 dwelling units for the greenhouse gas screening size, and 240 dwelling units for construction-related screening size. With eight townhouse units, the project is well below the screening criteria, and it can be determined that the proposed project would have no impacts to degraded air quality resulting from the infill project.
- Water Quality. Although the development will result in an increase in impervious surfaces as compared with existing conditions of the site, the project has been designed in accordance with the City's Standard Urban Storm Water Mitigation Plan (SUSMP) guidelines that require the integration of Low Impact Design (LID) measures into site designs. The proposed LID measures include a bioretention area to which the entire site will drain. The bioretention area will treat the stormwater, will facilitate rainwater infiltration, and has components of stormwater detention which attenuates the peak runoff volume. Accordingly, the project will not result in a drainage pattern that causes substantial erosion or siltation on- or off-site nor will it result in flooding on- or off-site.

Furthermore, the proposed project would be served by the City's

wastewater system. There are no septic systems or other alternative wastewater treatment facilities proposed as part of the project. All wastewater would be collected and conveyed to the City's wastewater treatment plant via existing infrastructure in the project vicinity and the installation of laterals and connections to the project site. Based on the above, the proposed project would not substantially degrade water quality, and the impacts would not be significant.

- The Project site is located in a fully developed area. It can be adequately served by all required utilities and public services. City staff has reviewed the plans and conditioned the Project appropriately.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2.).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said Tentative Map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this tentative map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Montecito Townhomes Tentative Map, date stamped December 7, 2017, and on file in the Planning and Economic Development Department, subject to the following conditions:

1. Compliance with the Development Advisory Committee (DAC) Report conditions, attached hereto, dated October 17, 2018.
2. Compliance with all conditions of the associated Conditional Use Permit for a residential small lot subdivision, approved by the Planning Commission on November 29, 2018.
3. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
4. That the developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
5. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.

6. The developer shall pay park fees in effect at the time the building permit is issued.
7. The developer shall pay housing impact fees as required by the City's Housing Allocation Plan.
8. A new public fire hydrant shall be installed on the north side of Montecito Boulevard Russell adjacent to the driveway curb cut serving this project as part of the subdivision development.
9. All buildings shall be protected with automatic fire sprinkler systems. Systems designed per NFPA 13D may be used in buildings with two or less dwelling units. Townhomes separated by dual one-hour rated walls are considered separate buildings for fire sprinkler purposes.
10. Addressing shall comply with Fire Department Standards: 12-inch address numerals at the connection of shared driveways to the public street; four-inch illuminated address numerals visible from the street, driveway, or Emergency Responders approach, on individual dwelling units.
11. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
12. A Phase I Environmental Site Assessment for this site shall be submitted to the Fire Department with a review fee. Grading, demolition, or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase I study.
13. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.
14. A geotechnical investigation and soils report must be provided with the building permit applications. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
15. Building permits must be obtained for the proposed project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 29th day of November 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

CASEY EDMONDSON, CHAIR

ATTEST: _____

CLARE HARTMAN, EXECUTIVE SECRETARY

Exhibit A: Development Advisory Committee Report, Dated October 17, 2018